



OFFICE OF THE CITY CLERK COUNCIL SERVICES

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CITY HALL
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CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 55/2024
Approved: Thursday, March 28, 2024

I. THAT **APPROVAL BE GIVEN** to a lease agreement between The Corporation of the City of Windsor and Chaldean Association of Windsor for the lease of 1168 Drouillard Road, Unit #22, which is part of the Gino and Liz Marcus Community Complex (North Side), in accordance with the following terms:

BASIC TERMS:

- | | |
|----------------------------|--|
| a) Tenant | Chaldean Association of Windsor |
| b) Commencement Date | April 1, 2024 |
| c) Termination Date | March 31, 2026 |
| d) Term | Two (2) years |
| e) Leased Premises | 1168 Drouillard, Unit #22
Windsor, Ontario N8Y 2R1 |
| f) Area of Leased Premises | Usable Space: 372 sq ft
Common Space: 162 sq ft
Total Space: 534 sq ft |
| g) Annual Basic Rent | \$5,804.58 per year, plus HST, increased annually commencing April 1, 2025, by the greater of 3% or the 2024 average annual increase in the Consumer Price Index ("CPI") as published by Statistics Canada |



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- h) Monthly Basic Rent** \$ 483.72 per month, plus HST, increased annually commencing April 1, 2025, by the greater of 3% or 2024 CPI
- i) Security Deposit** None
- j) Land Taxes** Included in gross rent
- k) Utilities** Included in gross rent
- l) Permitted Use** Office /Community Support Services / Meeting Space
- m) Insurance** General Liability Insurance
Minimum Limit \$2,000,000
Tenant's Legal Liability Insurance
Minimum Limit \$300,000
The Corporation of the City of Windsor to be listed as an additional insured, include cross liability and 30 days' notice of cancellation
- n) Renewal** Two (2) year option to renew, upon mutual consent, on the same terms and conditions, save and except rent, which will increase annually by the greater of 3% or CPI
- o) Guarantor** None
- p) Special Provisions:** With respect to boardroom usage at the Gino and Liz Marcus Community Complex (North Side), the Tenant is permitted to use the board room for no charge up to eight (8) times per calendar month
- Boardroom usage over and above eight (8) times per calendar month will be charged at the rate of \$10.00 per hour up to a maximum of \$50.00 per day



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Other than the boardroom, the current fee schedule approved by City Council applies to the rental of each room. The Tenant is responsible for confirming rates with staff when booking rentals; and,

II. THAT the Chief Administrative Officer and City Clerk **EXECUTE** a Lease Agreement, to be satisfactory in form to the City Solicitor, in content to the Lease Administrator and the Executive Director of Recreation & Culture, and in financial content to the City Treasurer.

Report Number: CAO 55/2024

Clerk's File: APM/14711

Anna Ciacelli

Deputy City Clerk / Supervisor of Council Services

April 2, 2024

Department Distribution

Lease Administrator
Manager of Real Estate Services
Acting City Solicitor
Commissioner, Corporate Services (Interim)
Executive Director, Recreation & Culture
Commissioner, Community Services
On behalf of Commissioner, Finance / City Treasurer
Chief Administrative Officer

External Distribution